



FANTASTICALLY RENOVATED COTTAGE SET IN AN IDYLLIC LOCATION, WITH THREE BEDROOMS, LARGE REAR GARDEN WITH MAGNIFICENT COUNTRYSIDE VIEWS AND PRIVATE PARKING.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS / NO SMOKERS / BOND £1725 / ENERGY RATING C / COUNCIL TAX BAND TBC

LOUNGE 18'0" x 14'0"

Upon entering the property, you are welcomed into a spacious lounge through an aluminium door. This inviting room is adorned with stylish neutral décor and features a panelled wall that adds character. Triple glazed, aluminium windows allow natural light to flood the space, highlighting the sleek timber flooring. Spot lighting enhances the room's ambience, while an understairs cupboard provides practical storage. Stairs rise to the first floor, and an archway seamlessly connects the lounge to the kitchen.



DINING KITCHEN 11'5" x 19'9"

The dining kitchen is a blend of functionality and style, featuring sage green wood wall and base units complemented by wood effect work surfaces. A resin grey double sink with drainer, electric oven, and electric hob are thoughtfully integrated into the design, with a stainless steel splashback adding a modern touch. The kitchen offers ample space for a freestanding fridge freezer, washing machine, and dishwasher, making it highly practical. Dual aspect, triple glazed windows and spot lighting create a bright and airy atmosphere, while timber flooring adds warmth. An archway leads back to the lounge, and there's a door to the downstairs W.C. An external door opens to the garden, providing easy access to outdoor space.



DOWNSTAIRS TOILET 7'9" x 5'11"

The downstairs W.C is equipped with a white hand wash basin with a mixer tap, a low-level W.C, and spot lighting. Cream tiled flooring adds a clean finish, and an aluminium window provides natural light. The property's unvented water cylinder is neatly housed here.



FIRST FLOOR LANDING

Ascending to the first floor landing, you find timber flooring and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE 11'11" x 11'8"

Bedroom one is a generous double room, boasting dual aspect, triple glazed windows that frame stunning views. High ceilings enhance the sense of space, and the neutral décor creates a calming retreat. Timber flooring adds warmth, and a door leads to the landing.



BEDROOM TWO 10'9" x 14'3"

Bedroom two is another double room, featuring an exposed ceiling beam that adds character. A front-facing aluminium window allows natural light to fill the space, and timber flooring complements the room's aesthetic. A door leads to the landing.



BEDROOM THREE 8'9" x 7'6"

Bedroom three is a single room, with a rear-facing window offering lovely views. Timber flooring and a door to the landing complete this cosy space.



HOUSE BATHROOM 8'6" x 7'3"

The newly fitted bathroom is a standout feature, offering a four-piece white suite. It includes a bath, separate shower cubicle, hand wash basin with mixer tap, a vanity unit and a low level W.C. The room is partially tiled and features spot lighting, a window, cream tiled flooring, and a chrome heated towel rail. A door leads to the landing.



EXTERNAL

The garden is a tranquil haven, featuring a patio area and large lawn that adjoins open fields. Neatly trimmed hedges and a fence provide privacy, creating a serene outdoor space for relaxation. A private parking area is located to the side of the property and offers space for two vehicles.



FINAL NOTES

Cawthorne is a sought-after location, renowned for its scenic beauty and welcoming community. The village offers a range of local amenities, including shops, cafes, and schools, making it an ideal place for families and professionals alike. Excellent transport links provide easy access to surrounding areas, enhancing the appeal of this charming village.

This property is in excellent condition, with stylish interiors and a practical layout that meets contemporary living standards. The combination of modern amenities and a picturesque setting makes this a desirable option for potential tenants seeking a comfortable home. Contact Paisley Properties now to view this must-see property.

BIOMASS HEATING SYSTEM

The heating is run from a Biomass Boiler which is located in a neighbouring garage. The property will have an additional service charge, which is to be confirmed, which will assist in covering the cost of fuel.

~ New Lettings Info ~

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

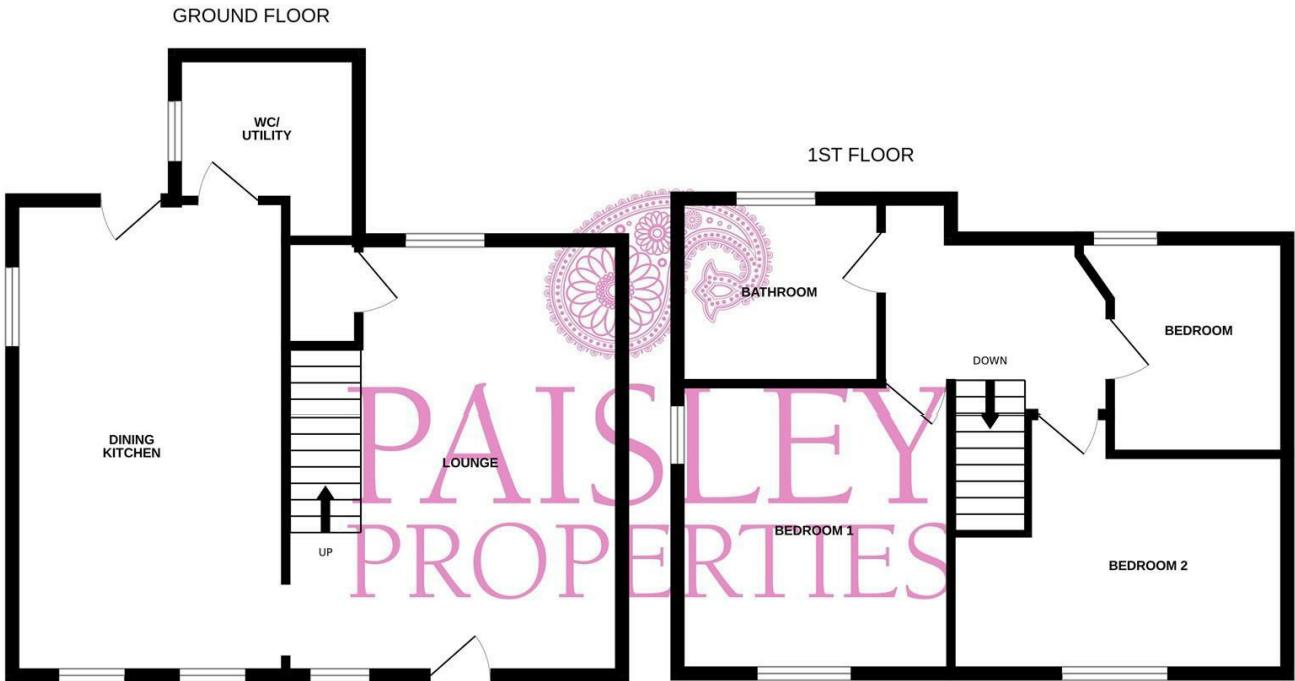
~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Maplewell Office:
4 Blacker Road,
Maplewell, S75 6BW
t: 01226 395404

PAISLEY
PROPERTIES